

LOT  
**26**

41 Borough Road, St. Helens, Merseyside WA10 3SX

GUIDE PRICE **£70,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed middle-terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy agreement producing a rental income of £7,200 per annum.

### Situated

Off Westfield Street in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2 miles from St Helens Retail Park and approximately 12 miles from Liverpool city centre.

### Ground Floor

Lounge/Dining Room, Kitchen,  
Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to Rear

### EPC Rating

D

### Council Tax Band

A

